

1 BILL NO. R-88-04-19

2 DECLARATORY RESOLUTION NO. R-17-88

3 A DECLARATORY RESOLUTION  
4 confirming the designation  
5 of an "Economic Revitalization  
6 Area" under I.C.6-1.1-12.1  
7 for property commonly known  
8 as Baer Field Industrial  
9 Park (Northeast corner of  
10 Smith and Dalman roads)  
11 Coca-Cola bottling Company.

12 WHEREAS, Common Council has previously designated  
13 by Declaratory Resolution the following described property  
14 as an "Economic Revitalization Area" under Division 6,  
15 Article II, Chapter 2 of the Municipal Code of the City  
16 of Fort Wayne, Indiana, of 1974, as amended and I.C.6-1.1-12.1.,  
17 to wit:

18 Part of the Southwest Quarter of Section  
19 32, Township 30 North, Range 12 East,  
20 in Allen County, Indiana, more particularly  
21 described as follows:

22 Beginning at a point on the West line  
23 of the Southwest Quarter of Section  
24 32, Township 30 North, Range 12 East,  
25 Allen County, Indiana, said point being  
26 510.0 feet North of the Southwest corner  
27 of the SW 1/4 of Section 32-30-12;  
28 thence North along the West line of  
29 the SW 1/4 of Sec. 32-30-12, a distance  
30 of 813.21 feet to the Northwest corner  
31 of the SW 1/4 of the SW 1/4 of Sec.  
32 32-30-12; thence East with a deflection  
angle to the right of 90 degrees 03  
minutes 30 seconds along the North  
line of the SW 1/4 of the SW 1/4 of  
Sec. 32-30-12 and the Easterly projection  
thereof, a distance of 1474.0 feet;  
thence South with a deflection angle  
to the right of 90 degrees 04 minutes  
50 seconds, a distance of 1265.28 feet  
to a point on the North right-of-way  
line of Dalman Road, said point being  
60.0 feet North of the South line of  
the SW 1/4 of Sec. 32-30-12; thence  
West with a deflection angle to the  
right of 90 degrees 00 minutes, along  
the North right-of-way line of Dalman  
Road and parallel to the South line  
of the SW 1/4 of Sec. 32-30-12, a distance  
of 1430.91 feet to a point on the East  
right-of-way line of Smith Road, said  
point being 40.0 feet East of the West  
line of the SW 1/4 of Sec. 32-30-12;  
thence North with a deflection angle



1 to the right of 89 degrees 51 minutes  
2 40 seconds, along the East right-of-way  
3 line of Smith Road and parallel to  
4 the West line of the SW 1/4 of Sec.  
5 32-30-12, a distance of 450.0 feet;  
6 thence West with a deflection angle  
7 to the left of 89 degrees 51 minutes  
8 40 seconds and parallel to the South  
9 line of the SW 1/4 of Sec. 32-30-12,  
10 a distance of 40.0 feet to the point  
11 of beginning, containing 42.32 acres,  
12 subject to road rights-of-way and easements.

13 said property more commonly known as Baer Field Industrial  
14 Park (Northeast corner of Smith and Dalman roads) Coca-Cola  
15 Bottling Company.

16 WHEREAS, recommendations have been received from  
17 the Committee on Finance and the Department of Economic  
18 Development concerning said Resolution;

19 WHEREAS, notice of the adoption and substance  
20 of said Resolution has been published in accordance with  
21 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing  
22 has been conducted on said Resolution;

23 WHEREAS, if said Resolution involves an area  
24 that has already been designated an allocation area under  
25 I.C. 36-7-14-39, the Fort Wayne Redevelopment Commission  
26 has adopted a Resolution approving the designation.

27 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON  
28 COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

29 SECTION 1. That, the Resolution previously designating  
30 the above described property an "Economic Revitalization  
31 Area" is confirmed in all respects.

32 SECTION 2. That, the hereinabove described property  
is hereby declared an "Economic RevitalizationArea" pursuant  
to I.C. 6.1.1-12.1, said designation to begin on the effective  
date of this Resolution and continue for a one (1) year  
period. Said designation shall terminate at the end of  
that one (1) year period.

SECTION 3. That, said designation of the hereinabove  
described property as an "Economic Revitalization Area"



PAGE THREE

shall apply to both a deduction of the assessed value of real estate and personal property for new manufacturing equipment.

SECTION 4. That the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of the redevelopment or rehabilitation and the estimate of the value of the new manufacturing equipment, all contained in Petitioner's Statement of Benefits, are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation and from the installation of the new manufacturing equipment.

SECTION 5. The current year approximate tax rates for taxing units within the city would be:

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$6.5214/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$6.5214/\$100 (the change would be negligible).
- (c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$6.5214/\$100 (the change would be negligible).
- (d) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$6.5214



/\$100.

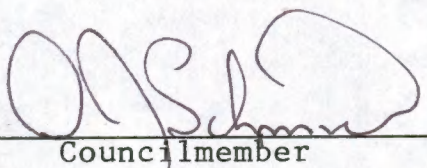
(e) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$6.5214/\$100 (the change would be negligible).

(f) If the proposed new manufacturing equipment is installed, and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$6.5214/\$100 (the change would be negligible).

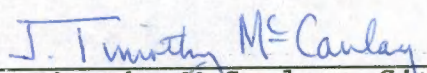
SECTION. 6. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten (10) years, and that the deduction from the assessed value of the new manufacturing equipment shall be for a period of five (5) years.

SECTION 7. The benefits described in the Petitioner's statement of benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

SECTION 8. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
J. Timothy McCaulay, City Attorney



Read the first time in full and on motion by Schmidt, seconded by Ston, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on Tuesday, the 26th, day of April, 19 88, at 7:00 o'clock P.M., E.S.T.

DATED: 4-12-88  
Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Schmidt, seconded by Redd, and duly adopted, placed on its passage. ~~PASSED~~ LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>7</u>			<u>2</u>
BRADBURY				<u>✓</u>
BURNS	<u>✓</u>			
GiaQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
STIER				<u>✓</u>
TALARICO	<u>✓</u>			

DATED: 4-26-88  
Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~ ~~(SPECIAL)~~ ~~(ZONING MAP)~~ ORDINANCE RESOLUTION NO. B-17-88 on the 26th day of April, 19 88.

Sandra E. Kennedy ATTEST  
SANDRA E. KENNEDY, CITY CLERK  
Thomas P. Henry SEAL  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of April, 19 88, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 27th day of April, 19 88, at the hour of 2:30 o'clock P.M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE DECLARATORY RESOLUTION

B-88-04-19

DEPARTMENT REQUESTING ORDINANCE ECONOMIC DEVELOPMENT

SYNOPSIS OF ORDINANCE CONFIRMING RESOLUTION - required action of

Common Council regarding the application of Coca-Cola Bottling

Company for tax abatement for new warehouse/distribution facility

located at the Northeast corner of Smith and Dallman Roads

- Baer Field Industrial Park

EFFECT OF PASSAGE Allows tax abatement on new warehouse/distribution

facility fo Coca-Cola Company.

EFFECT OF NON-PASSAGE Denies tax abatement

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$4,000,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_

BILL NO. R-88-04-19

REPORT OF THE COMMITTEE ON FINANCE

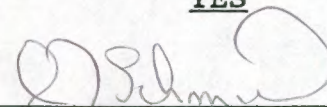
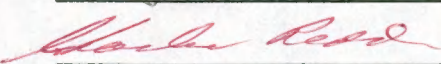
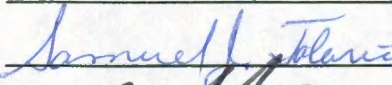
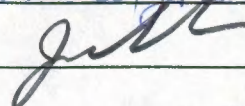
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ <sup>XXXXXXXXXX</sup> (RESOLUTION) confirming the  
designation of an "Economic Revitalization Area" under  
I.C. 6-1.1-12.1 for property commonly known as Baer Field  
Industrial Park (Northeast Corner of Smith and Dalman  
Roads) Coca-Cola bottling Company

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

YES

NO

DONALD J. SCHMIDT  
CHAIRMAN

CHARLES B. REDD  
VICE CHAIRMAN

SAMUEL J. TALARICO

JAMES S. STIER

JANET G. BRADBURY

CONCURRED IN 4-26-88

  
Sandra E. Kennedy  
City Clerk





## THE CITY OF FORT WAYNE

April 13, 1988

Ms. Marilyn Romine  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Romine:

Please give the attached full coverage on the date of April 16, 1988, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Bill No. R-88-04-19  
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 1



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-88-04-18 AND R-88-04-19)

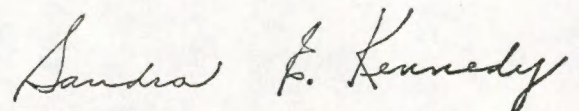
Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on 4-12-88,  
date  
designating property at Baer Field Industrial Park (Northeast  
corner of Smith and Dalman Roads) Coca-Cola bottling Company

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, April 26, 1988, at 7:00 P.M.,  
date, time & place  
City-County Bldg., Common Council Room 128, One Main Street,  
Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.



Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council

(Governmental Unit)

To:

The Journal-Gazette

Dr.

P.O. Box 100

Fort Wayne, IN

Allen

County, Indiana

## PUBLISHER'S CLAIM

## LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)  
-- number of equivalent lines

Head -- number of lines

5

Body -- number of lines

17

Tail -- number of lines

2

Total number of lines in notice

24

## COMPUTATION OF CHARGES

24 lines, 1 columns wide equals 24 equivalent lines  
at .330 cents per line

\$ 7.92

Additional charge for notices containing rule or tabular work  
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

2.00

TOTAL AMOUNT OF CLAIM

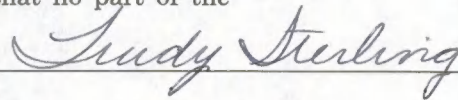
\$ 9.92

## DATA FOR COMPUTING COST

Width of single column 12.5 emsNumber of insertions 1Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: April 16, 19 88

Title:

Clerk

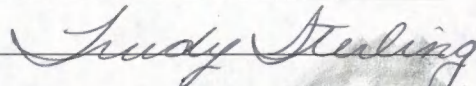
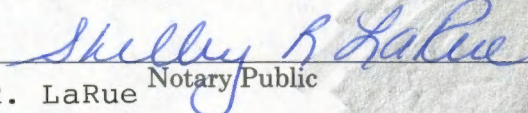
## PUBLISHER'S AFFIDAVIT

State of Indiana )

) ss:

Allen County )

Personally appeared before me, a notary public in and for said county and state, the undersigned Trudy Sterling who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:

4/16/88Subscribed and sworn to before me this 16th day of April, 19 88.

Shelley R. LaRue Notary Public

My commission expires: March 3, 1990

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FORT WAYNE COMMON COUNCIL  
(RESOLUTIONS NO. R-88-04-18 AND R-88-04-19)  
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Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified or confirmed or rescinded on Tuesday, April 26, 1988, at 7:00 P.M., City-County Bldg., Common Council Room 128, One Main Street, Fort Wayne, IN.  
If confirmed, said designation shall continue for one (1) year after confirmation.  
All interested persons are invited to attend and be heard at the public hearing.  
Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council  
(Governmental Unit)To: The News-Sentinel  
P.O. Box 100  
Fort Wayne, IN Dr.

Allen County, Indiana

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TOTAL AMOUNT OF CLAIM

\$ 9.92

## DATA FOR COMPUTING COST

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Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*Trudy Sterling*Date: April 16, 19 88Title: Clerk

## PUBLISHER'S AFFIDAVIT

State of Indiana )

) ss:

Allen County )

Personally appeared before me, a notary public in and for said county and state, the undersigned Trudy Sterling who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time 4/16/88, the dates of publication being as follows:

4/16/88*Trudy Sterling*Subscribed and sworn to before me this 16th day of April, 19 88.*Shelley R. LaRue*

Notary Public

Shelley R. LaRue

My commission expires: March 3, 1990

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